

Seattle's Shorelines Today and Tomorrow



Seattle Shoreline Master Program Update
North Seattle Industrial Association 2/22/11



Shoreline Management Act - Policies

- Establish use preferences:
 - Water-dependent
 - Water-related
 - Water-enjoyment
- Ensure ecological protection (“No Net Loss”)
- Provide for public access
- Provide shoreline views
- Protect cultural/historic/archeological resources

Process to Date

- Shoreline Inventory and Characterization Report
- Shoreline Environmental Designations
- Citizen Advisory Committee Meetings
one final meeting March 2011
- Industrial Lands Market Study

Process to Date

- Proposed draft regulations
- Proposed Comp Plan shoreline policies
- Working draft restoration plan
- Working draft cumulative impact analyses



Seattle Shorelines within Shoreline District



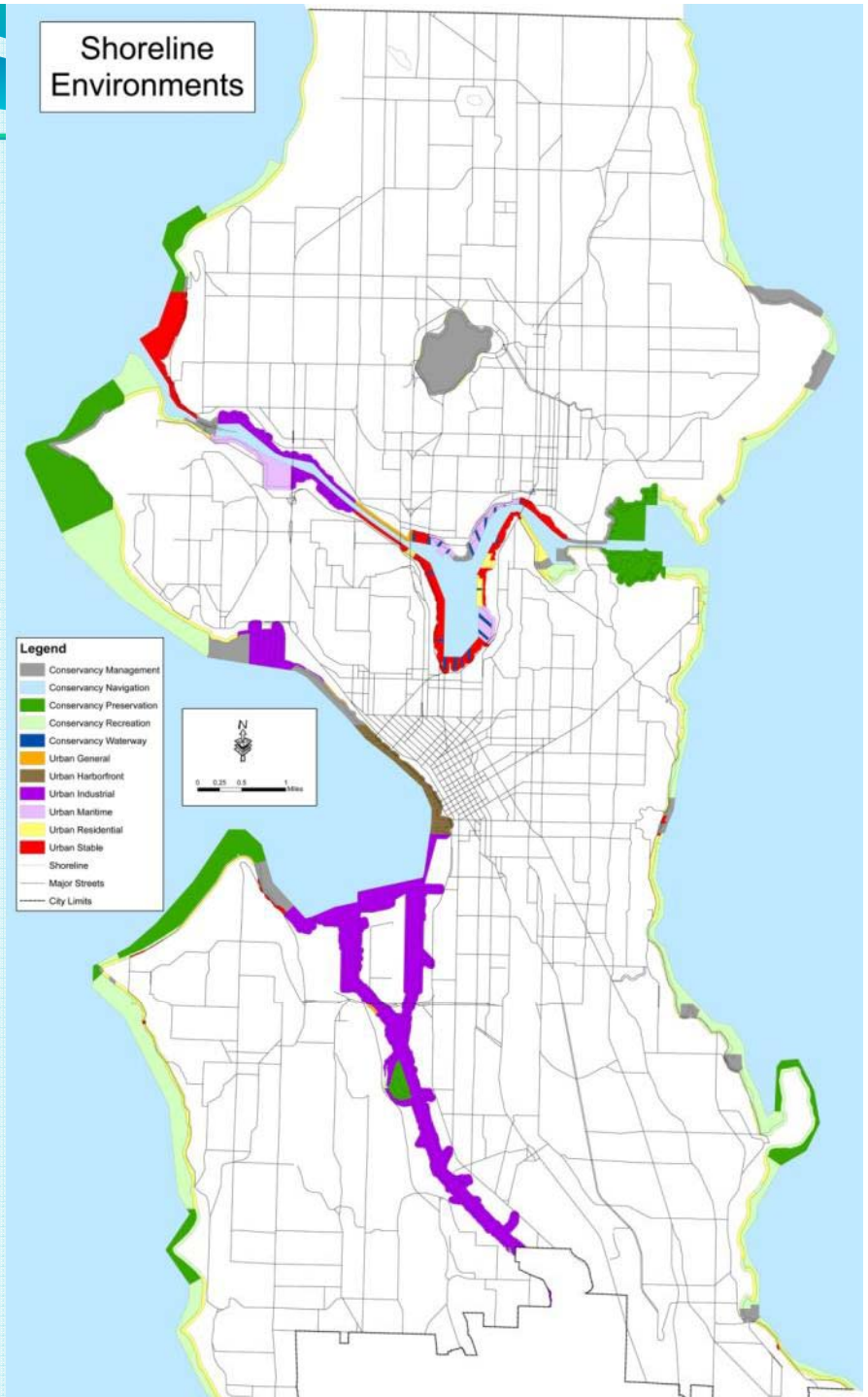
- Puget Sound
- Shilshole Bay
- Elliott Bay
- Duwamish River
- Ship Canal/Lake Union
- Lake Washington
- Green Lake

Urban General

- Ship canal

Urban Industrial and Urban Maritime

- Ship canal, Fishermen's Terminal, east and north shores Lake Union



Proposed Regulations Ship Canal/Lake Union

- Environmental designations
- Allowed uses in UG, UI and UM environments
- Development standards in UG, UI and UM environments
- Public access planning
- Mitigation and shoreline modifications requirements

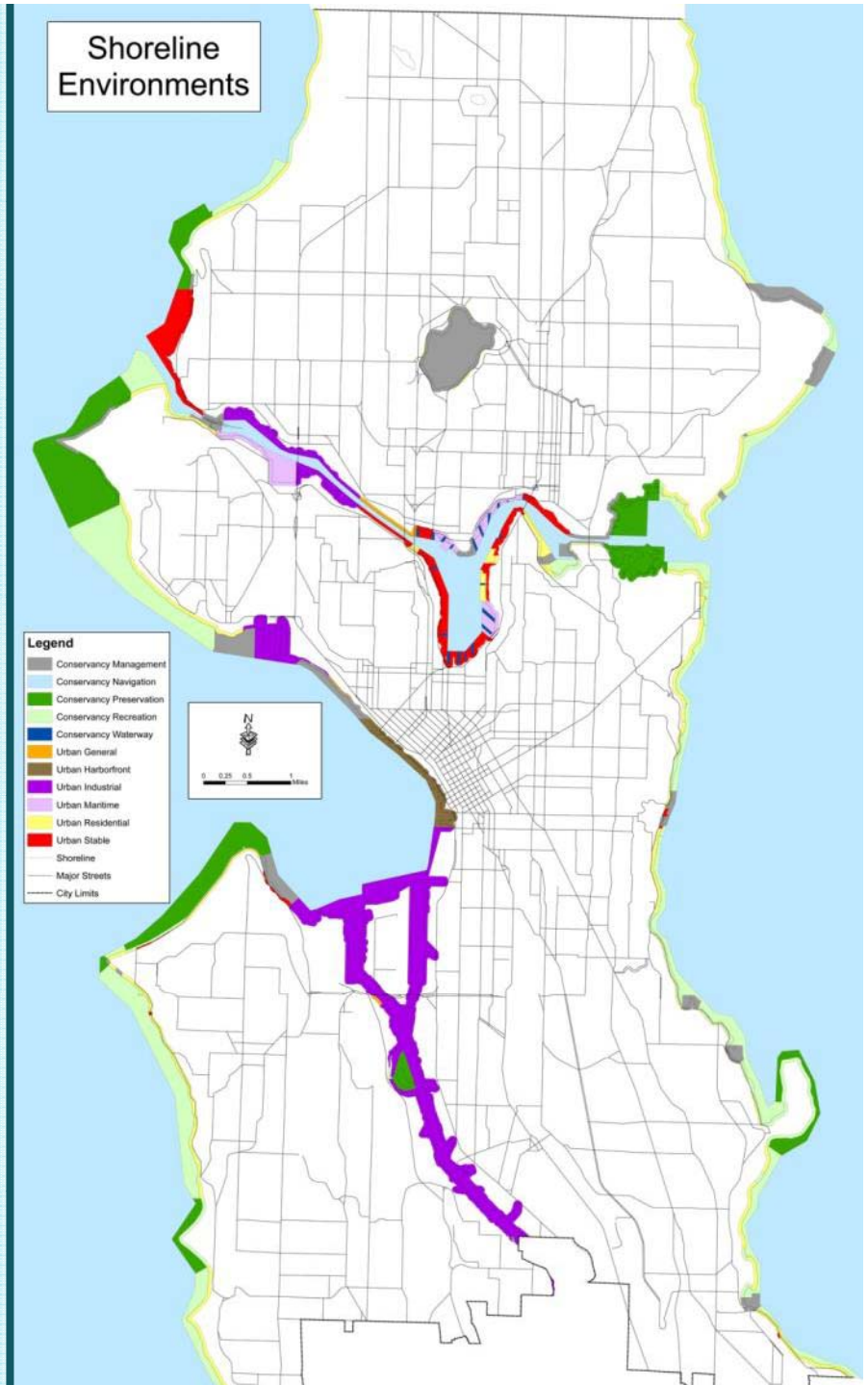


Environmental Designations



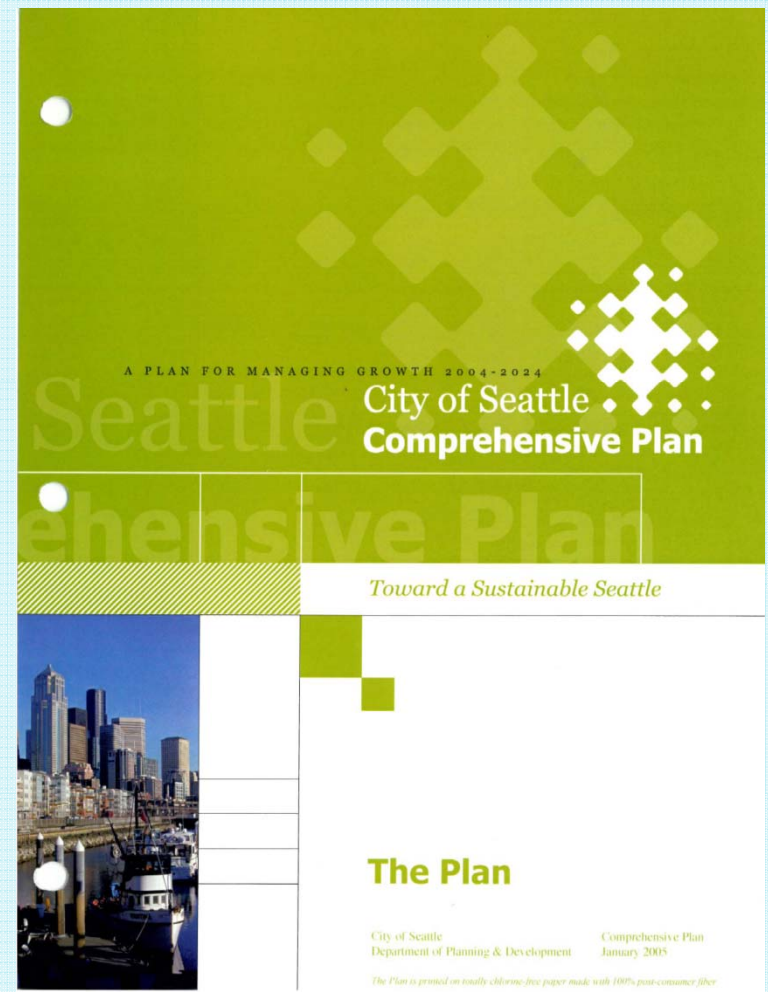
Overview

- Environmental Designations are the overlay zones that make up the shoreline district
- Each has:
 - Management policies
 - A stated purpose
 - Locational criteria
 - Use regulations
 - Development standards



Proposed Edits to Shoreline Environment Definitions

Moved the management policies for each Shoreline Environment to the shoreline policies section of the City's Comprehensive Plan



Urban General Purpose Statement

“to provide for economic use of commercial and industrial areas which are not suited for use by water-dependent uses due to limited or no water access.”



Urban Industrial Purpose Statement

“to provide for efficient use of industrial shorelines by major cargo facilities and other water-dependent and water-related industrial uses.”



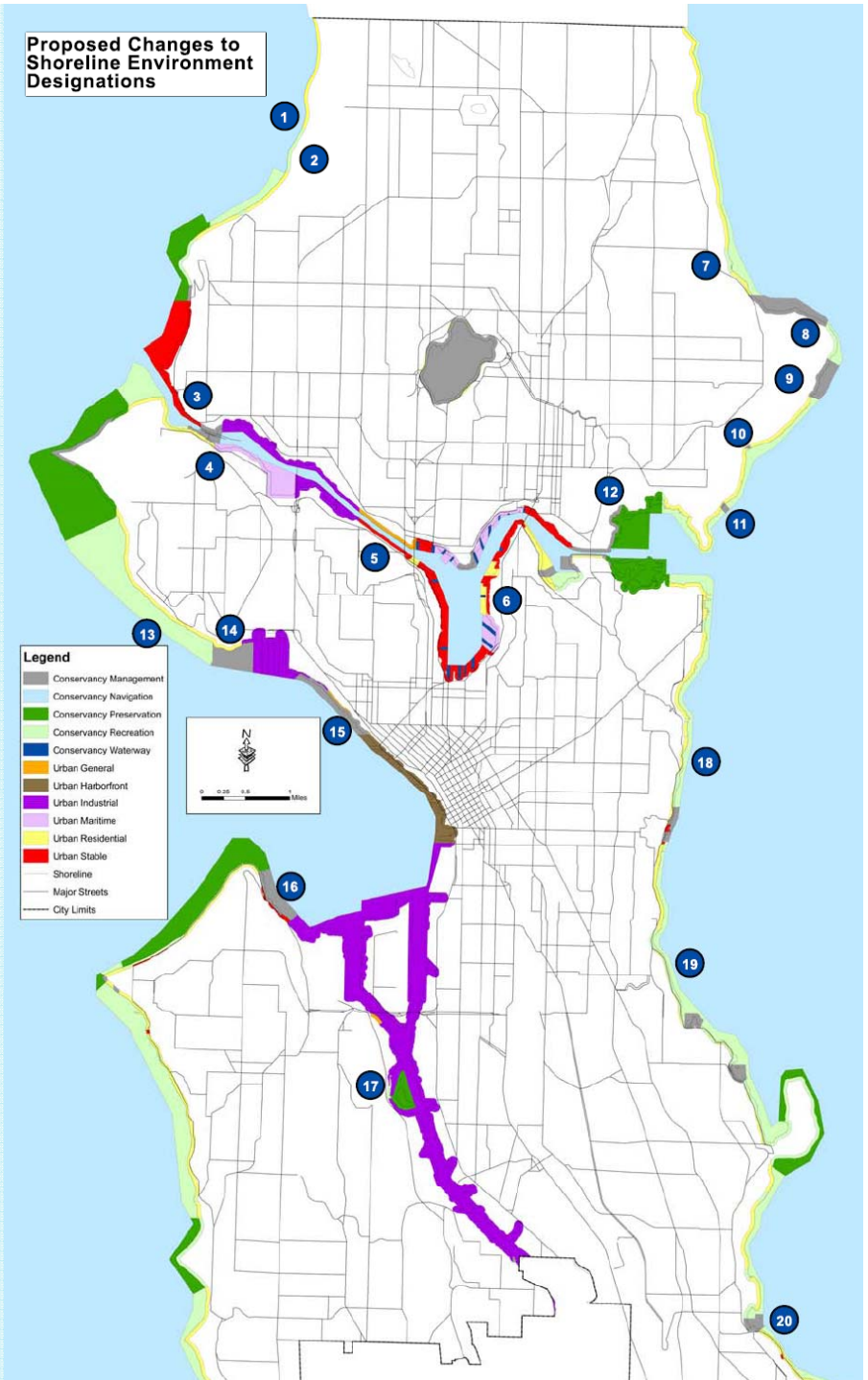
Urban Maritime Purpose Statement

“to provide for efficient use of industrial and commercial shorelines by water-dependent and water-related.”



Remapping Shoreline Environments

- 4. South of the locks, change a sliver of UR to Urban Maritime (UM) where a conflict exists between the shoreline environment and the underlying zone.
- 5. Change the south side of the Fremont cut from US to Urban General (UG) for consistency with the north side, and to reflect the impracticality of water-related uses along this shoreline.
- 6. Adjust shoreline environment boundaries along Eastlake where underlying zone and shoreline environments conflict



Uses in the UG, UI and UM



Commercial/Industrial Uses

- Proposed changes to allowed uses based on results of market analysis.
- Allow certain non-water-dependent uses as a percentage of lot size.
- Allow water-related institutions in industrial areas.
- Allow uses that are not water-dependent on upland lots.
- Prohibit new recreational marinas in industrial areas.



Commercial and Industrial Uses Allowed UG

- No major changes to allowed uses
- Minor changes to clarify conditional uses
- Included uses that were not listed in existing code



Commercial and Industrial Uses Allowed UI & UM

- Allow for 20% of a waterfront shoreline property to be used for the uses identified in the Shoreline Market study. The identified uses include material suppliers, grocery suppliers, hardware stores and machine shops.
- Allow water-related museums on upland lots in the UM environment.



Commercial and Industrial Uses Allowed UI & UM

- Allow existing recreational marinas and yacht boat and beach clubs in the UI and UM shoreline environments
- Prohibit new recreational marinas and yacht boat and beach clubs.
- Prevent future conflicts between recreational and industrial uses of the water.
- Note - recreational moorage will continue to be allowed in commercial marinas.



General Development Standards

Shoreline Setback and Vegetation

- Building setbacks required.
- Existing vegetation needs to be preserved and if disturbed mitigation is required for loss to ecological function.



General Development Standards UG, UI and UM

- Height & Lot Coverage
 - Minor changes to allow rooftop features.
 - No change to lot coverage allowances.



General Development Standards - Setback UG

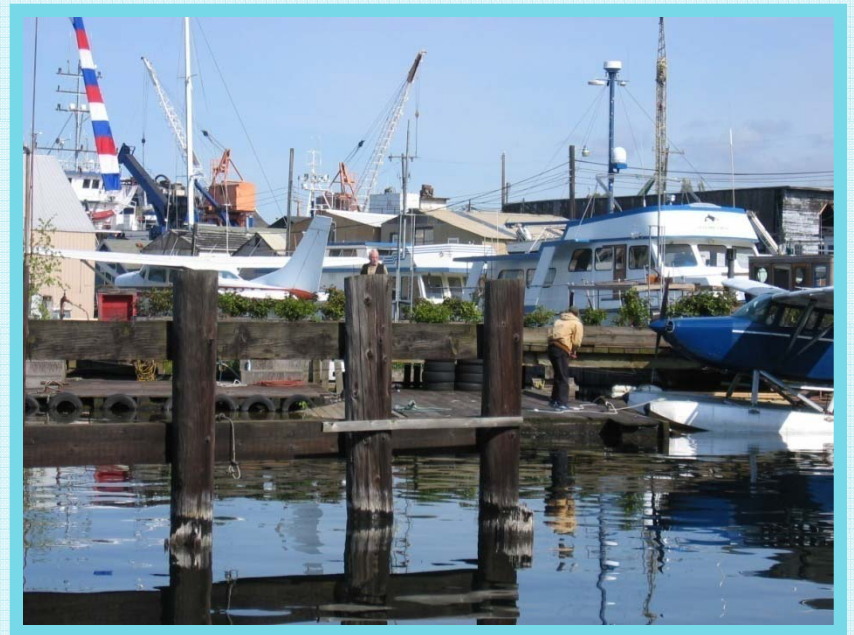
- 35-ft building setback
- Water-dependent and water-related uses are allowed within the 35-ft setback.



General Development Standards

Seatbacks - UI & UM

- 15-ft building setback
- Structures, including docks, piers, loading facilities and equipment necessary to accommodate access to the water by water-dependent uses are allowed within the 15 feet shoreline setback.



General Development Standards

Setbacks - UI & UM

- Allow for reduced or no shoreline setback on lots with little or no dry land.
- 50' building set-back for non-water-dependent uses



Shoreline Setback Exceptions

- If the lot depth is less than 65 feet, but at least 30 feet,
 - the replacement structure can be no farther waterward than 30 feet and located outside of the shoreline setback to the extent reasonable.
- If the lot depth is less than 30 feet,
 - the replacement structure can be rebuilt within the shoreline setback to the existing footprint.



Shoreline Modifications Standards

- Overwater Coverage
- Shoreline Stabilization
- Dredging and Filling



Proposed Regulations for Shoreline Modifications

- Allow overwater coverage for water-dependent uses.
- Size of overwater structure is the minimum necessary for the proposed or existing use
- Design of structures should minimize the impacts to ecological function
- Mitigation required to achieve “no net loss” of ecological functions

Mitigation Requirements

- Continue to seek re-vegetation as part of mitigation plans to increase vegetation in these areas.



Water Quality and Quantity Regulations

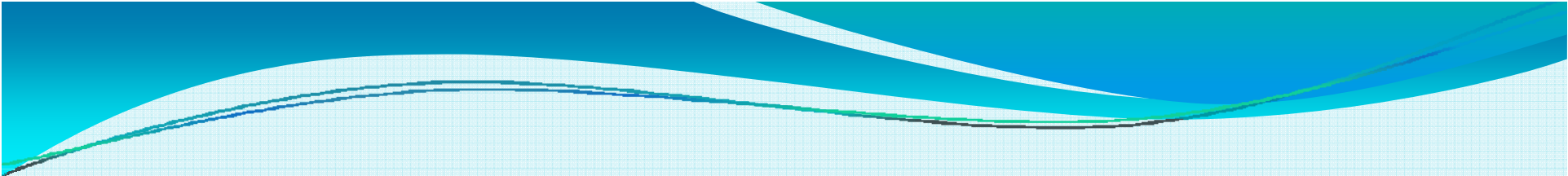
Stormwater management will be regulated through the new stormwater code



Specific Development Standards

- Parking
- Public Access/View Corridors





Public Access

Urban Industrial and Urban Maritime

- No public access required for water-dependent uses.
- Public access required for water-related uses and uses that are not water-dependent.

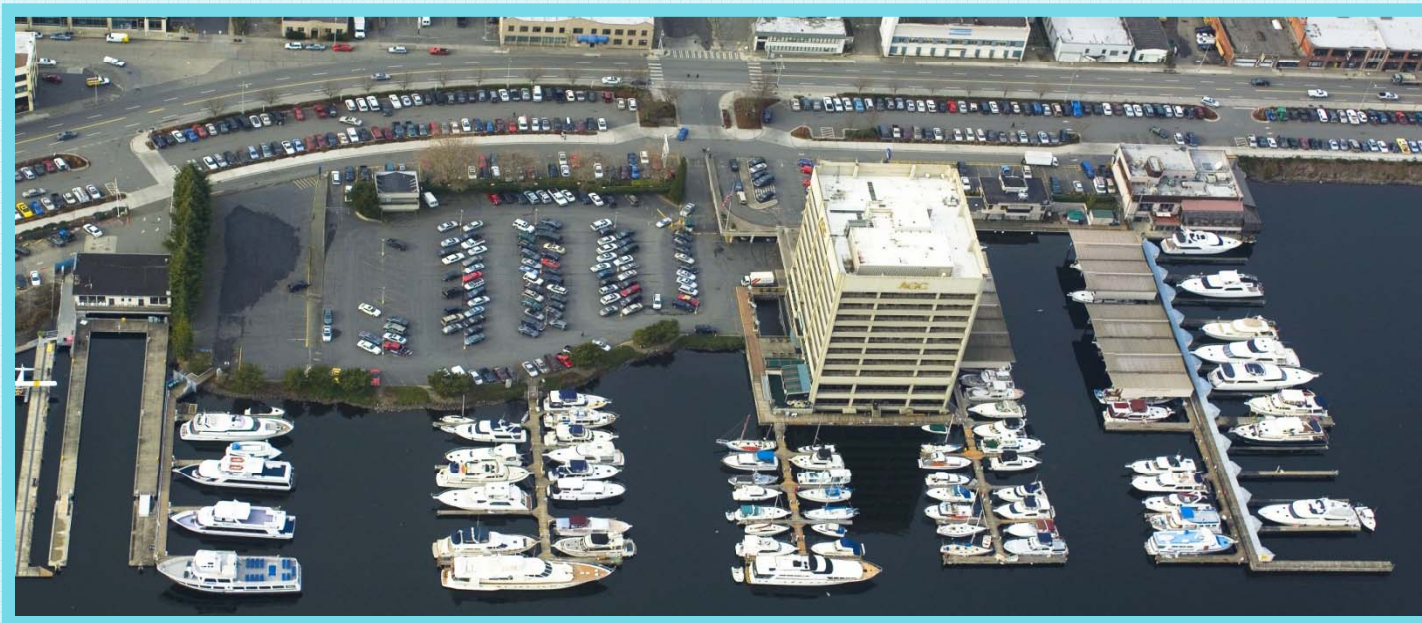
Public Access Changes

- Provide for alternatives for non-water-dependent industrial uses:
 - Payment-in-lieu toward regional public access improvements.
 - Ecological restoration.
- Allow payment to Cheshiahud Trail in lieu of public access requirement.



Development Standards Parking

- Prohibit new parking overwater or in buffer



Remaining Work

- Review and address public comments after May 31st – June/July 2011.
- Complete Cumulative Impact Analyses on draft code and make adjustments May/June 2011
- Finalize Restoration Plan May/June 2011
- SEPA July/August 2011
- City Council August 2011

Note: Slide updated to reflect comment period extended to May 31, 2011

Questions?

